**TRANSFER
TAX
PAID**

WARRANTY DEED

Know All Men By These Presents

37-135-12

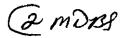That **246 KMD Corp.**, a Maine corporation, with a place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR ($1.00) and other valuable consideration paid by **Inland Hospital**, a Maine nonprofit corporation, with its principal place of business in Waterville, County of Kennebec and State of Maine, and whose mailing address is 200 Kennedy Memorial Drive, Waterville, ME 04901, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Inland Hospital, it successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

THE UNIT known and designated as Unit One in Building #2 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 thru E-87064 and Plan File E-88166 and by Rowe & Wendell, Surveyors, and John Whipple Architects in Plan Files E-90273 thru E-90277. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto dated August 5, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3402, Page 203 and re-recorded in Book 3407, Page 265, and an amendment dated September 6, 1990 and recorded in said Registry in Book 3844, Page 71 and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to the Grantor by Warranty Deed from Mainely Rental, Inc. dated December 29, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5833, Page 233; and by Warranty Deed from Marc S. Golden dated December 30, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5833, Page 235.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Inland Hospital, its successors and assigns, to it and its use and behoof forever.

2 mDBf

1

AND it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, 246 KMD Corp. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Marc S. Golden, its President thereunto duly authorized this _30TH_ day of June, 2008.

Signed, Sealed and Delivered
   in the presence of

246 KMD Corp.

By:_____

Witness

Marc S. Golden
Its: President

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this _30TH_ day of June, 2008, the above-named Marc S. Golden, President of said corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

(SEAL)

Before me,

_____
Notary Public
Printed Name:_____

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission expires 6/20/2015

My comm. exp:_____
(Seal)

Received Kennebec SS.
07/01/2008 8:53AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

2